

May 5, 2023  
Chandra Slaven, on Behalf of Laura Pierce  
Invite you to attend a neighborhood Meeting  
**Pierce East Side-Yard Fence**

**46 E F Street**

**Case Numbers MULTI-6157-2023, DR-6158-2023, CDPNF-6159-2023; and CPP-6160-2023**

#### Project Description

This project proposes to permit an as built 4'-0" tall fence on top of a previously permitted retaining wall (Permit Number 08-1000) on the east side yard, for a combined height of 9'-9" tall at 46 E F Street. This property is owned by the Laura L. Pierce, Trustee of the Laura L. Pierce Separate Property Trust, is zoned Residential 11 (D-R11) and is within the Coastal Zone and Downtown Encinitas Specific Plan. The project requires the following:

1. A Coastal Development Permit is required because the project is located within the Coastal Zone.
2. Design Review Permit is required because the project was an exterior alteration to an existing structure.

The site contains an existing single-family residential home, that requests a permit for a combination wall that is exceeding six feet in height. The wall is composed of a wood fence that is 4'-0" tall on top of a CMU block retaining wall that is 5'-5" tall, for a combined height of 9'-9". The site is surrounded by residential homes to the north, south, east, and west.

We are looking forward to meeting you and discussing any concerns or questions you may have regarding this proposed project. Plans are available for review upon request. If you are unable to attend this meeting or have questions prior to meeting, please contact Chandra Slaven at 619-316-7645 or [cslaven@aac.law](mailto:cslaven@aac.law).

Please join us on:

**Monday, May 15, 2023  
6:00 – 7:00 PM  
City Hall – Carnation Room  
505 S. Vulcan Ave.  
Encinitas, CA 92024**

\*This notice is being sent to you in fulfillment of the City of Encinitas Citizen Participation Program requirements (E.M.C. 23.06). This outreach effort to our neighbors is necessary because an application for development has been or will be filed with the City of Encinitas, Development Services Department. The sole purpose of this process is to be a preliminary tool for opening a dialogue and to ensure that the project applicants and the citizens both have an opportunity in the planning process to discuss, understand, and try to resolve neighborhood issues related to potential impacts of a proposed project on the surrounding neighborhood. It is not meant to necessarily change or prevent a project as proposed. Please continue to monitor any notices you receive as changes may be made to the project before the final decision is made. Questions about this notice and the proposed development should be directed to the contact person above. Questions regarding the Citizen Participation Program should be direct to the Development Services Department at (760) 633-2710.

## Vicinity Map

